

CHAPTER 230-ZONING
ARTICLE XVI, Amendments and Interpretation

§ 230-180. Amendment procedure.

This chapter or any part thereof may be amended, supplemented or repealed from time to time by the Board of Trustees on its own motion or on petition, as provided in §§ 7-706 and 7-708 of the Village Law. Every such proposed amendment shall be referred by the Board of Trustees to the Planning Board for a report before the public hearing. The Board of Trustees shall not take action on any such amendment without a recommendation from the Planning Board, unless the Planning Board fails to render such report within 60 days after its next regularly scheduled meeting following the time of such referral.

A. Report of Planning Board. In making such report on a proposed amendment, the Planning Board shall make inquiry and determination concerning the items specified below:

(1) Concerning a proposed amendment to or change in text of the chapter:

(a) Whether such change is consistent with the aims and principles embodied in the chapter as to the particular districts concerned.

(b) Which areas and establishments in the village will be directly affected by such change and in what way they will be affected.

(c) The indirect implications of such change in its effect on other regulations.

(d) Whether such proposed amendment is consistent with the aims of the Comprehensive Plan of the village.

(2) Concerning a proposed amendment involving a change in the Zoning Map:

(a) Whether the uses permitted by the proposed change would be appropriate in the area concerned.

(b) Whether adequate public school facilities and other public services exist or can be created to serve the needs of any additional residences likely to be constructed as a result of such change.

(c) Whether the proposed change is in accord with any existing or proposed plans in the vicinity.

(d) The effect of the proposed amendment upon the growth of the village as envisaged by the Comprehensive Plan.

(e) Whether the proposed amendment is likely to result in an increase or decrease in the total zoned residential capacity of the village and the probable effect thereof.

B. Each petition for a zoning amendment shall be accompanied by a fee set by resolution of the Board of Trustees payable to the Village Clerk upon the filing thereof. No fee shall be required for petitions filed in favor of or against a pending application. [Amended 5-7-1990 by L.L. No. 2-1990]

C. By resolution adopted at a stated meeting, the Board of Trustees shall fix the time and place of a public hearing on the proposed amendment and cause notice thereof to be given in accordance with the provisions of § 7-706 of the Village Law, §§ 277.61 and 277.62 of the Westchester County Administrative Code, as such sections may be superseded or amended from time to time, and all other applicable laws. In the case of amendments to the Zoning Map, an additional written notice shall be sent to all property owners of record within 500 feet of the lots or properties located within the area subject to any proposed Map amendment.

§ 230-181. Interpretation of provisions.

A. In their interpretation and application, the provisions of this chapter shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience and general welfare. Except where specifically provided to the contrary, it is not intended by this chapter to repeal, abrogate, annul or in any way to impair or interfere with any rules, regulations or permits previously adopted or issued or which shall be adopted or issued pursuant to law relating to the use of buildings, structures, shelter or premises, nor is it intended by this chapter to interfere with or abrogate or annul any easements, covenants or other agreements between parties; provided, however that where this chapter imposes a greater restriction upon the use of a building or premises or requires larger open spaces than are imposed or required by any other statute, local law, rule, regulation or permit or by any easement or agreement, the provisions of this chapter shall control.

B. In the event of conflict in the terminology of any section or part thereof of this chapter, the more restrictive provisions shall control.

§ 230-182. Greenway Compact Plan. [Added 11-19-2001 by L.L. No. 13-2001]

The Village of Croton-on-Hudson has adopted the Greenway Compact Plan, as amended from time to time, as a statement of policies, principles, and guides to supplement other established land use policies in the Village. In its discretionary actions under this Zoning Code, the reviewing agencyEN should take into consideration said statement of policies, principles and guides, as appropriate.

Village of Croton-on-Hudson
Table of Zoning Map Amendments

Local Law Number	Adoption Date	Zone Change	Property
5-1984	9-4-1984	RB to C-1	Section 40, Block 209, Lot 43
3-1989	5-1-1989	C-2 to O-1	Section 22, Block 209, Lot 7
3-1991	4-22-1991	C-1 to O-3	Section 60, Block 401, Lot 1
3-1991	4-22-1991	O-2 to O-3	Section 60, Block 401, Lot 1A-1
3-1991	4-22-1991	O-2 to RA-25	Section 60, Block 401, Lot 1-A
6-1991	7-8-1991	RB to RA-5	Section 32, Block 213, Lots 7 through 17; and Section 32, Block 214, Lots 27 through 34
8-1991	11-4-1991	RA-40 to RA-25	River Landing
9-1991	12-2-1991	RA-40 to O-1	Section 60, Block 402, Lot 4D
10-1992	8-17-1992	RA-25 to RC	River Landing
6-1993	12-20-1993	O-3 to RA-25	Section 67.10, Block 2, Lots 2, 4 and 8
11-1994	11-21-1994	O-2 to RA-25	Section 67.10, Block 2, Lot 5
3-1999	2-16-1999	To WD	Tax Map Nos. 78.16-1-4; 78.16-1-6; 78.16-1-7; 78.20-1-2; 78.20-1-1; 78.16-1-3; 78.16-1-3.01; 78.16-1-1; 78.16-1-8
9-1999	10-18-1999	RB to O-1	Section 79, Subsection 5, Block 5, Lot 1
1-2001	2-20-2001	TO PRE-1	Tax Map Nos. 67.16-2-20; 67.16-2-21; 67.16-2-22; 68.17-3-6; 68-17-3-9; 68.17-3-12; 68.18-1-29; 68.18-1-33; 68.18-1-37; 68.18-1-38; 68.18-1-39; 68.18-1-40; 68.18-1-41; 68.18-1-42; 68.18-1-43; 68.18-1-44; 68.18-1-45; 68.18-1-46; 68.18-1-47; 68.18-1-48; 68.18-1-52; 68.18-1-53; 68.18-1-54
1-2001	2-20-2001	To PRE-3	Tax Map Nos. 68.18-1-49; 68.18-1-50; 68.18-1-51
10-2001	6-18-2001	To C-1	Tax Map Nos. 67.20-4-37; 67.20-4-38; 67.20-4-39; 67.20-4-40; 78.8-3-1; 78.8-3-2; 78.8-3-3; 78.8-3-4; 78.8-3-5; 78.8-3-6; 78.8-3-7; 78.8-3-8; 78.8-3-60; 78.8-3-61; 78.8-3-62; 78.8-3-63; 78.8-3-64; 78.8-3-65; 78.8-3-66; 78.8-3-67; 78.8-3-72; 78.8-3-76; 78.8-3-77; 78.8-3-78; 78.8-3-79; 78.8-3-80; 78.8-3-81;

78.8-5-40; 78.8-5-41; 78.8-5-42;
 78.8-5-43; 78.8-5-59; 78.8-5-60
 To C-2 Tax Map Nos. 79.9-1-30;
 79.9-1-53; 79.9-1-54; 79.9-1-66;
 79.9-1-67; 79.9-1-77;
 79.13-1-63; 79.13-1-64;
 79.13-1-65; 79.13-1-66;
 79.13-1-68; 79.13-1-69;
 79.13-1-70; 79.13-1-71;
 79.13-1-72; 79.13-1-73;
 79.13-1-74; 79.13-1-86;
 79.13-1-87; 79.13-1-88;
 79.13-1-89; 79.13-1-90
 79.13-2-21; 79.13-2-22;
 79.13-2-22.1; 79.13-2-23;
 79.13-2-24; 79.13-2-25;
 79.13-2-26; 79.13-2-27;
 79.13-2-28; 79.13-2-29;
 79.13-2-30; 79.13-2-31;
 79.13-2-32; 79.13-2-33
 11-2001 7-9-2001 To PRE-1 Tax Map No. 67.12-1-13 (Jane
 E. Lytle Arboretum)
 5-2003 12-15-2003 C-2 to RB Section 78, Subsection 8, Block
 3, Lot 58
 3-2004 3-15-2004 Gateway Overlay A. South Riverside/Harmon: Tax
 District Map Nos. 79.13-2-5, 79.13-2-6,
 79.13-2-18, 79.13-2-19,
 79.13-2-20, 79.13-2-21,
 79.13-2-22, 79.13-2-22.1,
 79.13-2-23, 79.13-2-24,
 79.13-2-25, 79.13-2-26,
 79.13-2-27, 79.13-2-28,
 79.13-2-29, 79.13-2-30,
 79.13-2-31, 79.13-2-32,
 79.13-2-33
 B. Municipal Place: Tax Map
 Nos. 78.12-3-4, 78.12-3-5,
 78.12-3-6, 78.12-3-7, 78.12-3-3,
 78.12-3-2, 78.12-3-8, 78.12-3-9,
 78.12-3-10, 79.9-1-30,
 79.9-1-77, 79.9-1-66,
 79.9-1-67
 C. North End: Tax Map Nos.
 67.10-2-11, 67.10-2-12,
 67.10-2-13, 67.10-2-14,
 67.10-2-15, 67.10-2-16,
 67.10-2-17, 67.10-2-1
 4-2004 4-7-2004 RA-40 to RC Section 67, Subsection 20, Block
 3, Lot 2